

*Submitted to EPA
for Review 11/19/06*

PUBLIC INVOLEMENT PLAN

DECEMBER 2006

**U.S. ENVIRONMENTAL PROTECTION AGENCY
BROWNFIELDS ASSESSMENT**

OF THE

**OLD BREMERTON GAS PLANT PARK
&
PROPERTY DEVELOPMENT**



For Information Please Contact:

Dan Miller, City of Bremerton Public Works & Utilities

or

David Cook, LG, RBP, Principal
GeoEngineers, Inc., Seattle WA

PROJECT OVERVIEW

The Environmental Protection Agency (EPA) defines a brownfields site as “abandoned, idle, or under-used industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination. “EPA’s mission for brownfields is to empower States, communities, and other stakeholders in economic development to work together in a timely manner to prevent, assess, safety cleanup, and sustainably reuse these properties. Additional information regarding the EPA’s Brownfields Program can be found at <http://www.epa.gov.swerosps/btl>. The City of Bremerton, through and Cooperative Agreement with the EPA, has received a grant to perform assessments of brownfields sites located at 1725 Pennsylvania Avenue in Bremerton. The goal of this grant is to identify potential soil and groundwater contaminants at the three (3) legal parcels bounded by Thompson Drive to the West, Pennsylvania Avenue and residential properties to the east, the Port Washington Narrows waterway to the north and another property parcel to the south. More specifically, the parcels are described as the McConkey (middle & north) and Sesko parcels. See **Attachment A**.

INTRODUCTION

A key element of EPA’s Brownfields Program is community involvement and public education. This plan discusses the approach to community involvement for the Old Bremerton Gas Plant Park and Property Development Brownfields Assessment Project.

Seven (7) basic steps for effective public involvement are identified in the Public Involvement Policy of the EPA, May, 2003, EPA 233-B-03-002. These steps were used as guidance in developing this Community Involvement Plan, as discussed under approach, below. The steps include:

1. Plan and budget for public involvement activities.
2. Identify the interested and affected public.
3. Consider providing technical or financial assistance to the public to facilitate involvement.
4. Provide information and outreach to the public.
5. Conduct public consultation and involvement to the public.
6. Review and use input and provide feedback to the public.
7. Evaluate public involvement activities.

For the purpose of this project and Community Involvement Plan, steps 2 and 4 through 7 are applicable.

UNDERSTANDING

Some land in urban areas is contaminated or is perceived by the public to be contaminated leaving underdeveloped resources in growing urban areas. These contaminated (or perceived contaminated) sites are often in areas near housing, businesses, in older parts of a city, or in abandoned industrial sites adjacent to increasingly popular waterfront and commercial areas. Since the establishment of "Urban Growth Areas", urban land has become increasingly valuable. The definition of an Urban Growth Area (UGA) is the area or areas where growth and higher densities are expected and supported by urban services. In this instance, the Bremerton Gas Plant Park and associated properties has been identified as a resource with significant potential to the entire community especially with its close proximity to downtown Bremerton, Puget Sound Naval Base, Silverdale and Port Orchard. In many cases, brownfields have been successfully redeveloped and have become community assets. However, despite redevelopment, the public may have negative perceptions of these brownfields sites.

Because public perception can be a significant challenge to successful redevelopment of brownfields, the public and stakeholders outreach and participation process is a critical component to the success of the overall project. The project team's approach to the Community Involvement Program is to engage the community and project participants in a process that is educational, inclusive, informative, and responsive.

To ensure that this project closely meets the expectations of everyone involved, the community involvement and awareness program will help balance the community's needs and desires, the regulatory and budget requirements of the agencies, environmental issues, and economic development.

GOALS

Our approach to the Community Involvement program is to engage the community and project participants in a process that is educational, inclusive, and responsive. We will keep the community informed of the key decisions, provide them an opportunity to give input on the project, and provide them feedback on the progress of the project. The goals of our Community Involvement Program are to:

- Provide the community with the necessary information and education about the project to ensure informed participation as decisions are reached.
- Emphasize consensus building that will result in support for an effective redevelopment plan.
- Foster partnership among agencies and jurisdiction to maximize common interests and goals.

APPROACH

Our approach is divided into the following three (3) elements: Stakeholder and Public Coordination, Communication Mechanisms, and Communication Milestones. Each of these elements is discussed below.

STAKEHOLDER and PUBLIC COORDINATION

This element addresses step 2 of EPA's seven basic steps, and facilitates steps 4, 5, and 6. Stakeholder and Public Coordination will include:

Stakeholders – Project stakeholders shall be identified and contacted regarding this project. The immediate stakeholders include the property owners and property owners at adjacent sites, adjacent neighborhood residents in the Anderson Cove area, lessors and leasees of commercial/retail shops located within the site, local government, city leaders, etc. as identified will be invited to participate.

Project Contact List - A list of all project contacts will be developed and maintained for the purposes of informing the public about project progress and public meetings. This list will include the Bremerton Gas Plant Park & Property Development EPA project staff members, stakeholders, citizens who have represented project information and additional public groups or facilities such as area libraries, neighborhood groups/associations, etc.

Public and Stakeholders Input – All comments will be maintained and considered in proceeding with the development planning. Comment periods will be open with announcement of any public meetings and will remain open for thirty (30) days following a public meeting. A summary of public comments will be provided to the Bremerton Gas Plant & Property Development team for consideration.

COMMUNICATION TOOLS

This element of the plan provides for a variety of opportunities to keep the public informed about progress and opportunities for comment and offer education about the EPA Brownfields Program. Each mechanism is discussed below.

Fact Sheets – Up to four (4) fact sheets will be developed and approximately 50 copies of each fact sheet will be sent to addresses from the project contact list. Each fact sheet will be approximately one (1) page and will include information about the EPA Brownfields Program, project information and updates and contact information for requesting additional information or providing comments. Fact sheets will be mailed out approximately two (2) weeks prior to a public meeting, if one is scheduled, or at appropriate project milestones as described below under Communication Milestones.

Public Meetings – A minimum of two (2) public meetings is anticipated in combination with the Kitsap County Brownfields Task Force meetings. The format for the meeting will include a presentation covering a brief explanation of the project, a progress update, and a request for comment. The presentation will be followed by question and answer session. Sign-in sheets, fact sheets and comment forms will be available at the meeting.

Press Release - A press release will be sent to Bremerton Kitsap Access Television (BKAT), The Kitsap Sun newspaper, Bremerton Patriot, Kitsap Peninsula Business Journal newspapers describing the project and identifying the time and location of a public meeting as well as contact information for requesting additional information and/or providing comments.

Web Page – The City of Bremerton will post project information and contract information on the City's website. The website address is:

<http://www.ci.bremerton.wa.us/>

Information Repositories - Significant project documents will be available to the public for viewing at the following location:

City of Bremerton Public Works and Utilities
Administration Division
3027 Olympus Drive
Bremerton, WA 98310
Ph: (360) 473-5319

Points of Contact – The following individuals will be available to receive comments or provide project information:

Dan Miller, Grant Administrator
City of Bremerton Public Works & Utilities
3027 Olympus Drive
Bremerton, WA 98310
Ph: (360) 473-5319
dan.miller@ci.bremerton.wa.us

David Cook, LG, RBP, Principal
GeoEngineers, Inc.
600 Stewart Street, Suite 1700
Seattle, WA 98101
Ph: (206) 239-3229
dcook@geoengineers.com

COMMUNICATION MILESTONES

Project Initiation – Setting criteria to direct the project Communication Tools will include:

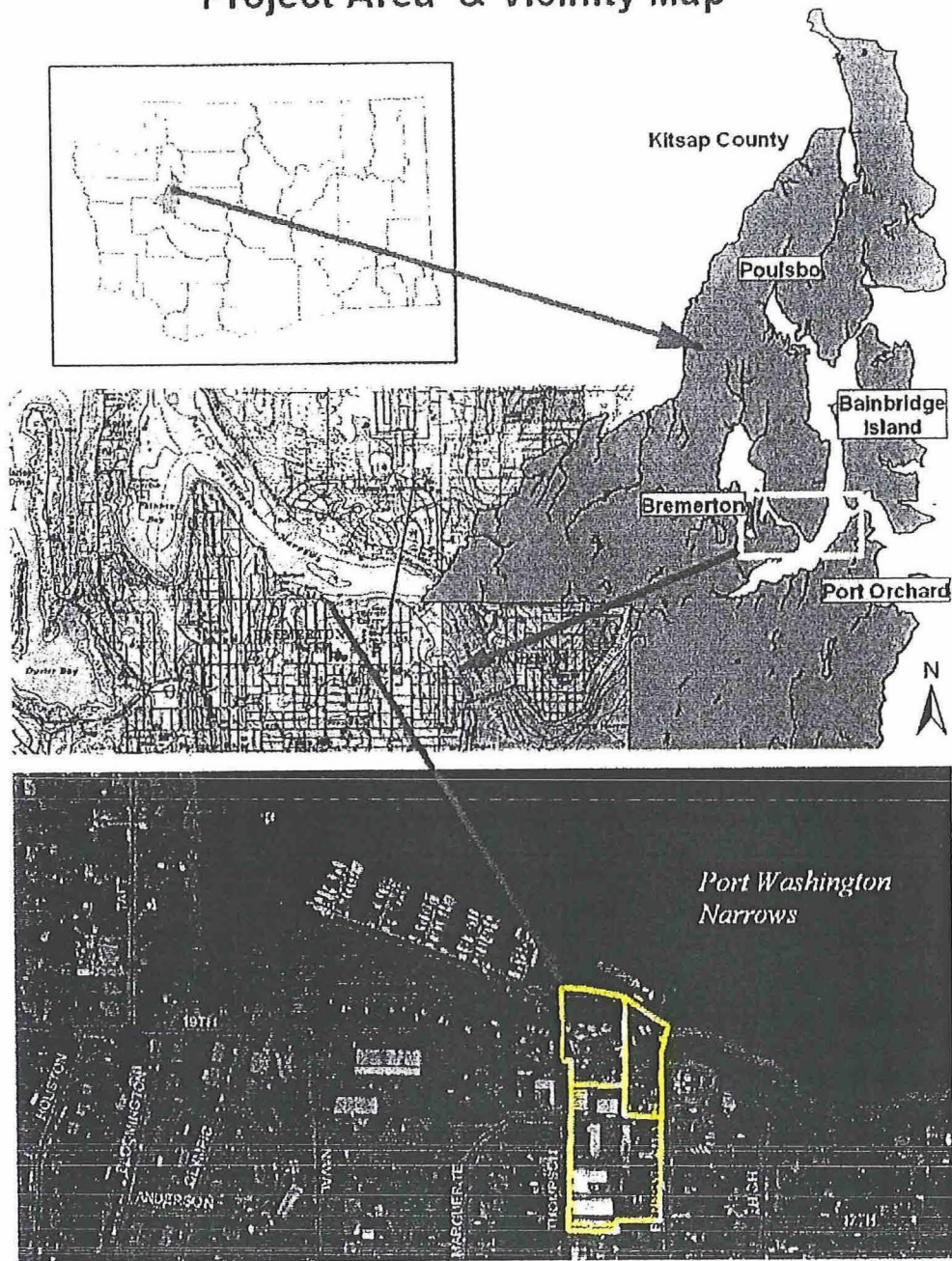
- Fact Sheet
- Press Release
- Public meeting
- Web Page Information

Site Assessment – Informing the public of the site assessment when completed. Communication Mechanism will include:

- Fact Sheet
- Web Page Update
- Documents added to Information Repository

ATTACHMENT A

Project Area & Vicinity Map





FACT SHEET

OLD BREMERTON GAS PLANT PARK & PROPERTY DEVELOPMENT U.S. ENVIRONMENTAL PROTECTION AGENCY'S BROWNFIELDS ASSESSMENT PROGRAM - DECEMBER 2006

*Submitted to EPA
for Review 11/17/06*

Project Overview

The City of Bremerton, through a Cooperative Agreement Work Plan with United States Environmental Protection Agency (EPA), has received a grant in the amount of \$200,000 from the EPA to perform assessments of the property sites located at 1725 Pennsylvania Avenue in Bremerton. The site consists of three (3) legal parcels bounded by Thompson Drive to the west, Pennsylvania Avenue and residential properties to the east, the Port Washington Narrows waterway to the north and another property parcel to the south. More specifically, the parcels are described as the McConkey (middle & north) and Sesko parcels. See **Attachment A**.

The site and adjacent properties currently are used for light industrial purposes and storage of various materials, including boat parts and metal debris. Historic uses include a coal gasification plant, petroleum bulk storage and distribution plant, concrete manufacturing plant, sheet metal fabricator, drum storage facilities, boat/vehicle repair facilities, sandblasting, painting, electroplating operations, and salvage yard. Conditions of known or potential environmental concerns are based on historical operations e.g. an abandoned underground fuel pipeline that once connected an adjacent petroleum bulk plant to a former fuel dock reportedly leaked at one time resulting in residue deposits and dark stains on the beachfront. Although no details were provided, residue deposits and dark stains on the beachfront were noted in the Phase I Environmental Site Assessment (ESA) from 1997. The properties likely became contaminated through the leaks, spills, and discharges from fuel storage and operations conducted on site. Releases likely occurred in the 1920s - 1980s.

The Site Plan in **Attachment B** is from the 1997 Phase I ESA showing the property locations and land overlay. This same Attachment was used for the 2005 EPA Grant Application. The **Attachment C** indicates areas of concern where explorations will be explored by GeoEngineers, Inc. and/or others to evaluate the potential for contaminated soil and possible groundwater impacts at the McConkey/Sesko properties. This proposed exploration plan was developed as a conceptual plan in 2005 and subject to modification based on the

new information related to site access and the results of the Phase I ESA that is currently being completed by EPA. The adjacent property, to the east, formally used as a petroleum bulk plant, is included in the State's "Confirmed or Suspected Contaminated Site's List" (CSCSL) based on confirmed petroleum related soil and groundwater contamination identified while existence of migrating petroleum is possible.

Information pertaining to groundwater, surface water, oil seep, or subsurface soil conditions at the site has **not been identified**. The goal of this Grant is to identify potential soil and groundwater contaminants on these properties according to the EPA Brownfields Grant Assessment Work Plan, dated July 23, 2006.

The Old Bremerton Gas Plant Park and Property Development will transform an austere section of Bremerton waterfront while providing increased availability and accessibility of public amenities and jobs to very low, low-moderate-income residents. The development of marine-related business and light industrial facilities will stimulate economic development within this entire community that will result in a healthy commercial tax base and ease the burden on local taxpayers. The **Attachment D** is a proposed redevelopment concept of the area.

EPA Brownfields Program

The Brownfields Grant Program was created to help communities redevelop, reuse or expand real property that, because of contamination, pollutant, or hazardous substance, might otherwise be unusable. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment.

BROWNFIELDS PROGRAM GOALS ARE:

Protecting the Environment

Addressing brownfields to ensure the health and well-being of America's people and environment.

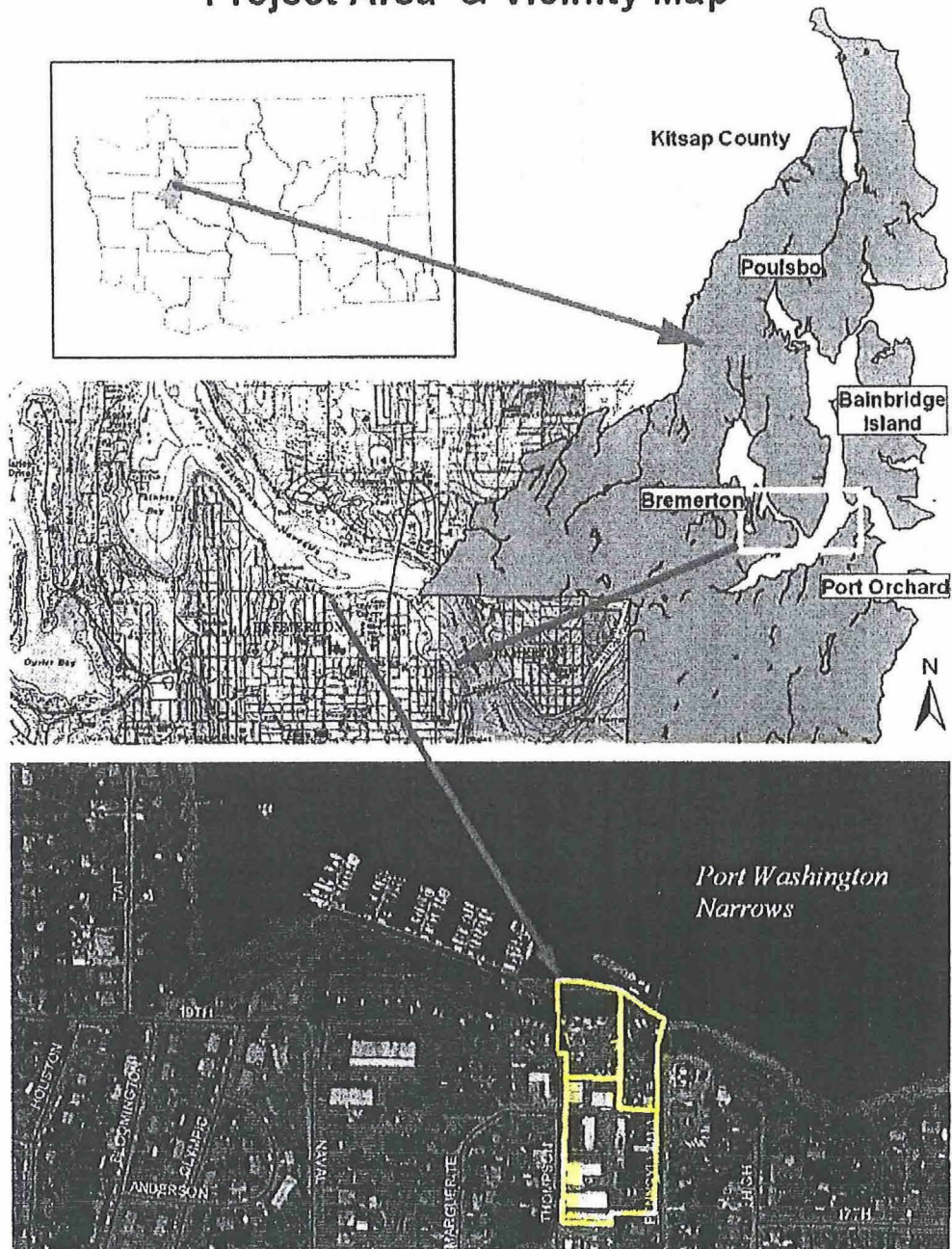
Promoting Partnerships

Collaborating and communicating are essential to facilitate brownfields cleanup and reuse.



ATTACHMENT A

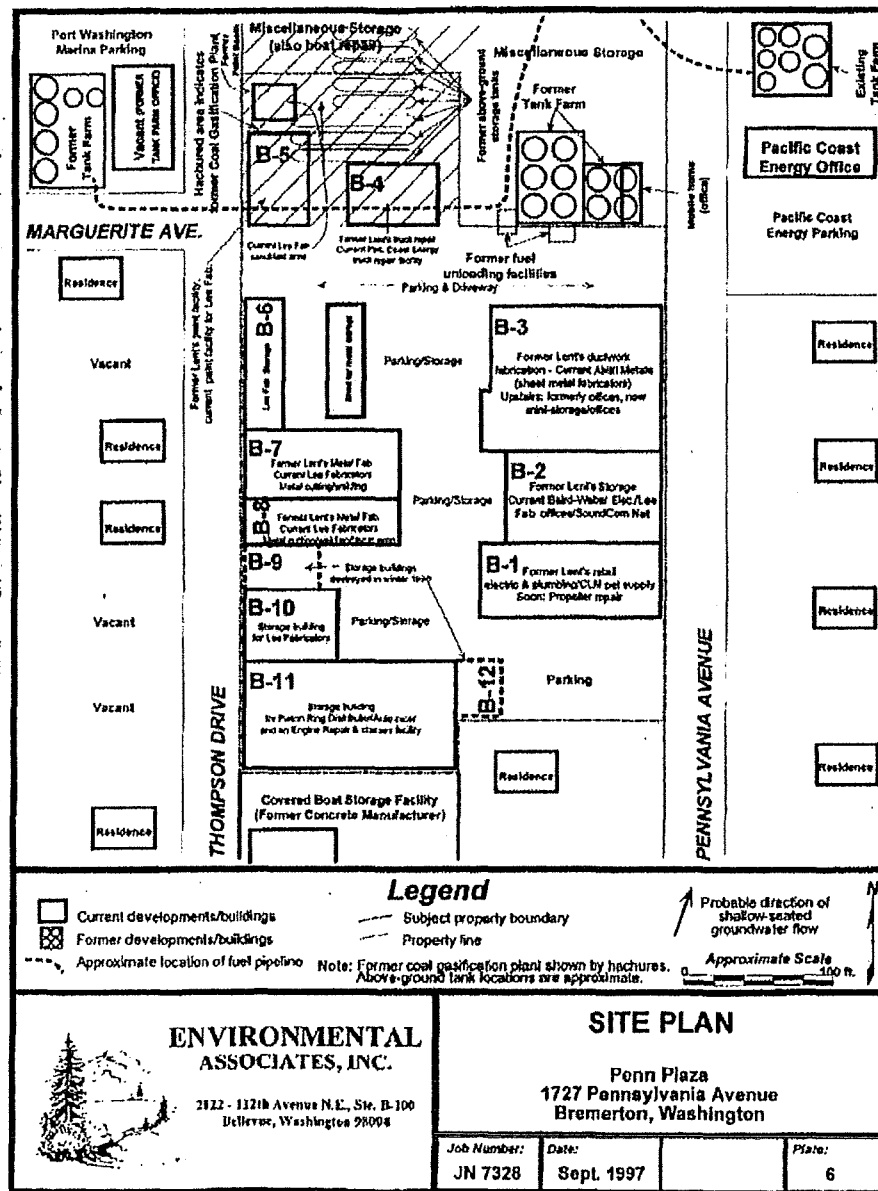
Project Area & Vicinity Map



ATTACHMENT B

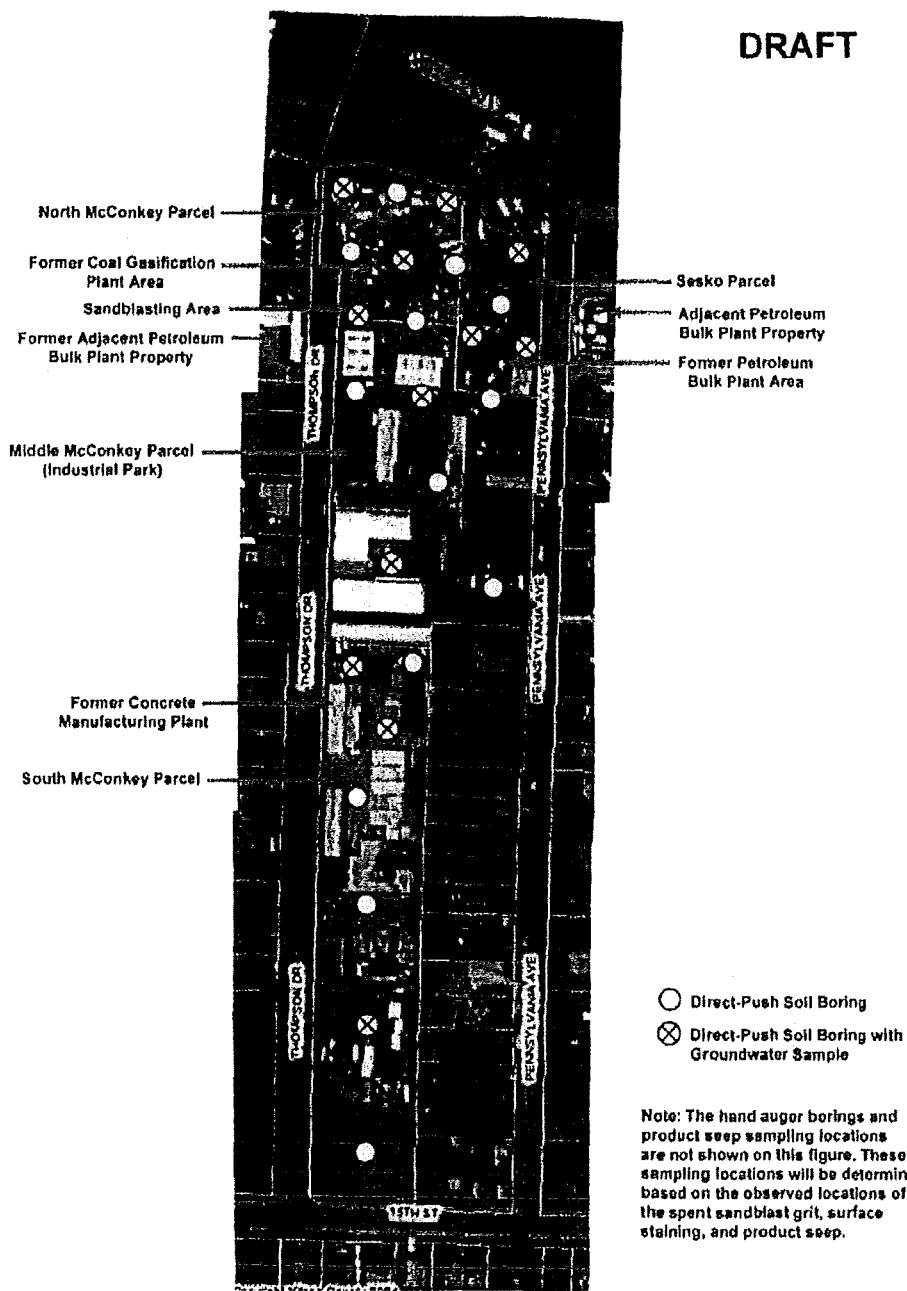
FINAL Submitted 12-14-05
Grant-Solutions: K. Byrne-Barrantes

City of Bremerton - Old Bremerton Gas Plant Park & Property Development Proposal for EPA Brownfields (Petroleum) Assessment Grant - December 2005



ATTACHMENT C

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GEOENGINEERS
Earth Science • Technology

PROPOSED EXPLORATION LOCATIONS

FIGURE 6

ATTACHMENT D

